
San Ysidro
COMMUNITY PLAN UPDATE
ACTUALIZACION DEL PLAN COMUNITARIO

Exploring New Directions

November 9, 2011

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Agenda / Purpose of Meeting

- Review Existing Land Use Map
- Density Overview
- Confirmation of Neighborhood District Map
- Review and confirm preferred building form and type selected for each neighborhood
- Confirm Land Use Areas of Change Map / General Plan land uses

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Assumptions and Next Steps

- ▶ Confirm “wish-list” of land use assumptions with community – **Tonight’s Agenda**
- ▶ Perform economic, traffic, air quality, and environmental analysis
- ▶ Refine land use plan
- ▶ Present and confirm preferred land use plan with community
- ▶ Finalize a feasible / implementable land use plan that encourages healthy redevelopment with public spaces and amenities

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Existing Land Uses and Areas of Change

Land Use Areas of Change



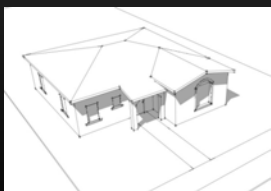
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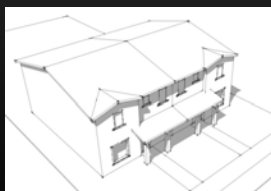
Density Overview

Density

► Building Type and Massing Overview



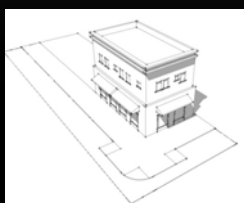
Low Density 1-9 du/ac



Duplex – 8-14 du/ac



Apartment – 25-30 du/ac



Low Density Mixed Use – 10 du/ac



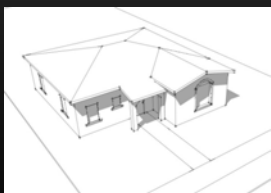
Med. Density Mixed Use - +/- 40 du/ac

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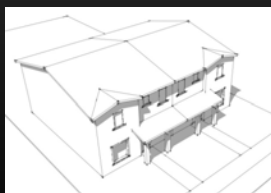


Low Density (1-9 du/ac)

► Building Type and Massing



Single Dwelling – 6-8 du/ac



Duplex – 8-14 du/ac



Coral Gates 5-10 du/ac



Casitas de Flores
Single Family in Village (8 units on 37,000SF)

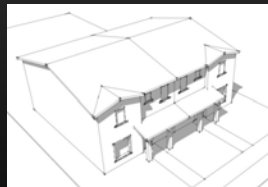
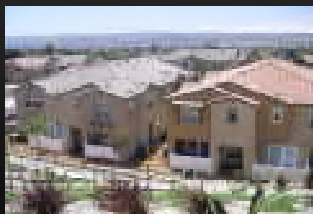


9 du/ac

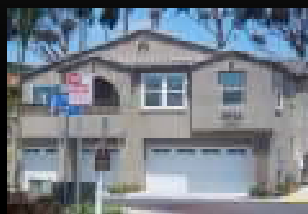
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Low Medium Density (10-14 du/ac)



Duplex – 8-14 du/ac



Verben Family Apartments 12 du/ac
3774 Beyer Boulevard (80 units on 296,200 SF)



221 – 229 West Park Ave (13 du/ac)
4 units on 13999 SF

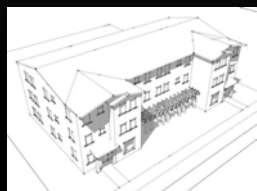
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Medium Density (15-29 du/ac)



El Pedregal 20 du/a
45 residential units and a 1,200 sq ft community center on a 2.26 acre site at 104 Averil Road



Apartment – 25-30 du/ac



Villa Nueva 3604 Beyer Blvd – Multi Family 28 du/ac
Apartments 398 Units on 620,779 SF (14.25 acres)

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Medium High Density (30-44 du/ac)

Waterloo Apartments
Los Angeles, CA
(Silver Lake)



CityWalk
Brea, CA



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High Density (45-74 du/ac)



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Neighborhoods

Existing Plan Neighborhoods



Distinctive Neighborhood/District

What defines neighborhood character?

- ▶ Mix of Land Uses
- ▶ Parcel Size / Configuration
- ▶ Street Character
- ▶ Building Setbacks
- ▶ Landscape and Gateway Features
- ▶ Building Orientation
- ▶ Parking and Vehicular Access
- ▶ Building Frontage Type
- ▶ Building Scale and Massing
- ▶ Building Character
- ▶ Unique Features

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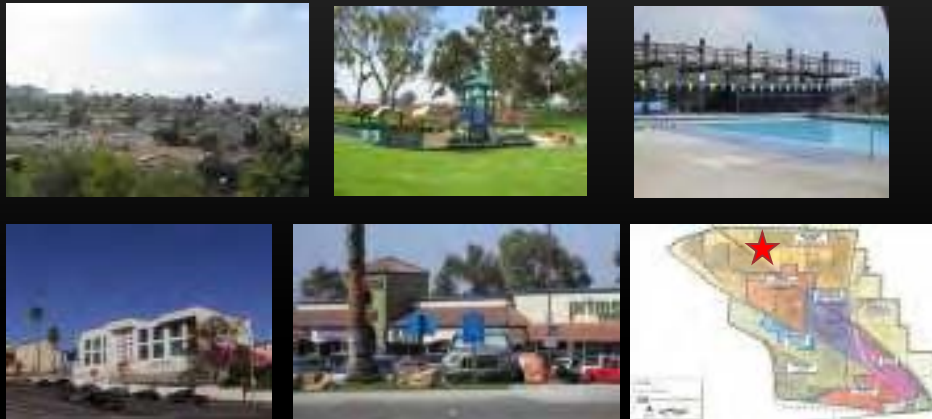
Neighborhood District Map



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San Ysidro North Neighborhood



► SAN YSIDRO COMMUNITY PLAN UPDATE



San Ysidro North Neighborhood

► Building Frontage Types



Front Yard/Porch

Courtyard Residential

Courtyard Commercial

Stoop

Terrace

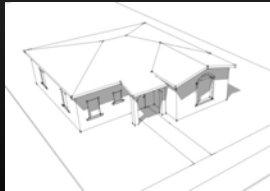
Storefront

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San Ysidro North Neighborhood

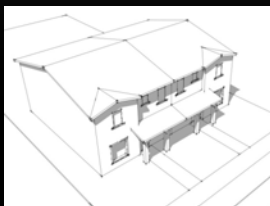
► Building Type and Massing



Single Dwelling



Apartment



Duplex



Low Density Mixed Use



1-2 Story Commercial

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San Ysidro North Neighborhood



► No areas of change recommended

Industrial or Low Density Residential (3-10 du/ha)	Medium Density Residential (15-30 du/ha)	Industrial	Open Space
Low Density Residential (3-10 du/ha)	Community Commercial	Storage	Park
Low-Medium Density Residential (10-15 du/ha)	Border Commercial	Institutional	

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San Ysidro South Neighborhood



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San Ysidro South Neighborhood

► Building Frontage Types



Front Yard/Porch



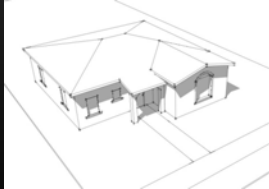
Courtyard Residential

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San Ysidro South Neighborhood

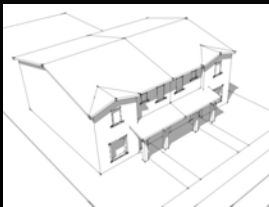
► Building Type and Massing



Single Dwelling



Apartment



Duplex



Low Density Mixed Use

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Visitor Commercial

New General Plan Designation - Previously Community Commercial



- Serves tourists and the local population
- Retail, dining, hotel, and recreational uses
- Residential uses may occur only as part of a mixed-use (commercial / residential) project (0-74 du/ac)
- Border-specific goals and policies

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Low Density Residential

- Provides for both single-family and multifamily housing within a low-density range.
- 5-9 du/ac permitted



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Sunset Neighborhood



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Sunset Neighborhood

► Building Frontage Types



Front Yard/Porch



Courtyard Residential



Stoop



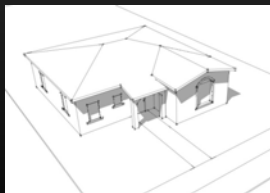
Terrace

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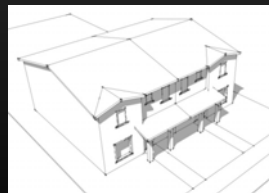


Sunset Neighborhood

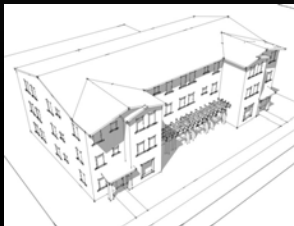
► Building Type and Massing



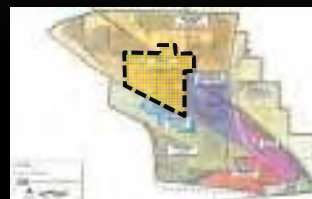
Single Dwelling



Duplex



Apartment



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Medium Density Residential

Previously Low and Low-Medium Density



- Provides for both single-family and multifamily housing within a medium-density range.
- 15-29 du/ac permitted

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Low-Medium Density Residential

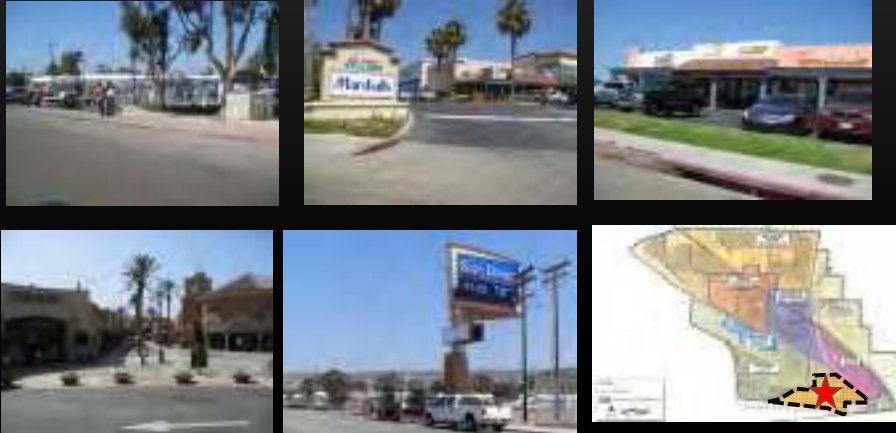


- Provides for both single-family and multifamily housing within a low-medium-density range.
- 10-14 du/ac permitted

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San Ysidro Commercial District



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San Ysidro Commercial District

► Building Frontage Types



Courtyard Commercial



Storefront

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San Ysidro Commercial District

► Building Type and Massing



Low Density Mixed Use



Medium Density Mixed Use



Mixed Product



1-2 Story Commercial



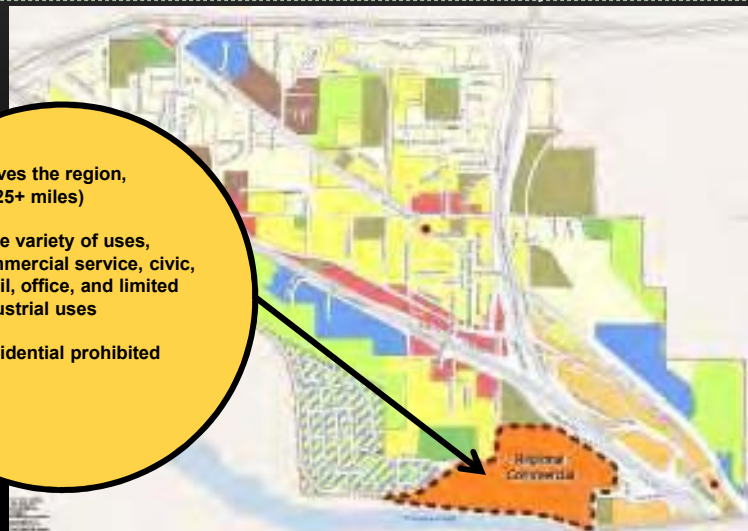
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Regional Commercial

Previously Border Commercial

- Serves the region, (5- 25+ miles)
- Wide variety of uses, commercial service, civic, retail, office, and limited industrial uses
- Residential prohibited



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Border Village



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Border Village District

► Building Frontage Types



Courtyard Commercial



Storefront

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Border Village District

► Building Type and Massing



Low Density Mixed Use



Medium Density Mixed Use



1-2 Story Commercial



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Visitor Commercial

New General Plan Designation - Previously Border Commercial



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Institutional

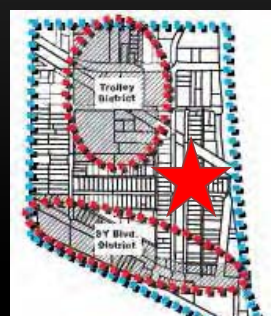
- Public or semi-public facilities



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El Pueblito Viejo Village



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El Pueblito Viejo Village

► Building Frontage Types



Stoop



Courtyard Residential



Terrace



Courtyard Commercial



Storefront

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El Pueblito Viejo Village - South

► Building Type and Massing



Low Density Mixed Use



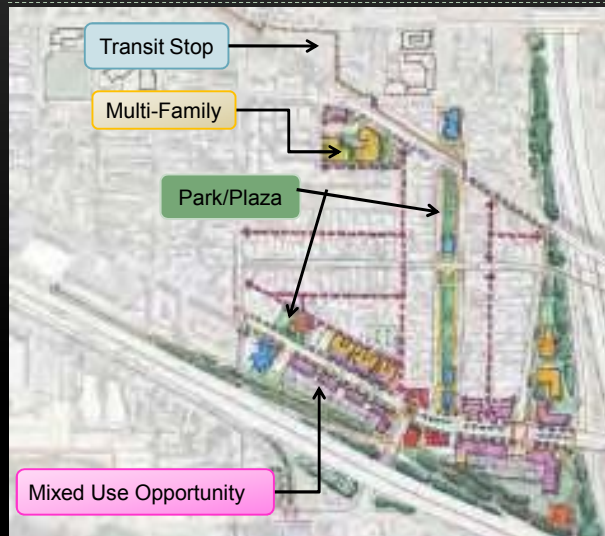
1-2 Story Commercial



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El Pueblito Viejo Village



- ▶ 15 min. walk to trolley station
- ▶ Public and Private Spaces
- ▶ Medium – High Density Development
- ▶ Mixed-Use along San Ysidro Blvd.

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El Pueblito Viejo Village - North

▶ Building Type and Massing



Apartment



Medium Density Mixed Use



Low Density Mixed Use

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El Pueblito Viejo Village



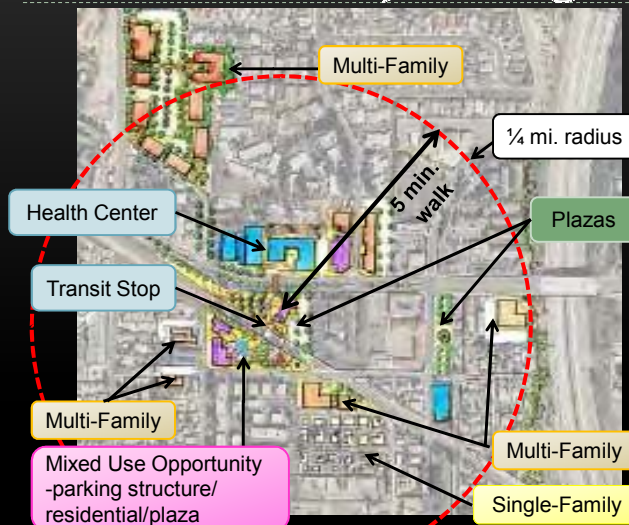
Transit Oriented Development

- ▶ 5 min. walk to trolley
- ▶ Maximum access to public transportation
- ▶ Walkable and Pedestrian-friendly environment
- ▶ Public Spaces
- ▶ Mixed-Use
- ▶ Medium-High Density Development
- ▶ Public Services

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El Pueblito Viejo Village Concept



Transit Oriented Development

- ▶ 5 min. walk to trolley
- ▶ Maximum access to public transportation
- ▶ Walkable and Pedestrian-friendly environment
- ▶ Public Spaces
- ▶ Mixed-Use
- ▶ Medium-High Density Development
- ▶ Public Services

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Community Village

- Serves the commercial needs of the community-at-large,
- Integration of commercial, residential, civic, industrial, and business areas
- 30-74 du/ac permitted



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Beyer Hills Neighborhood



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Beyer Hills Neighborhood

► Building Frontage Types



Front Yard/Porch



Courtyard Residential



Courtyard Commercial



Stoop



Terrace



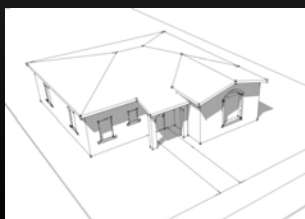
Storefront

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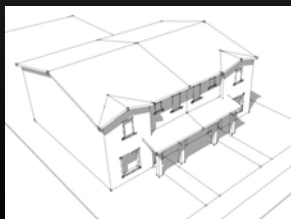


Beyer Hills Neighborhood

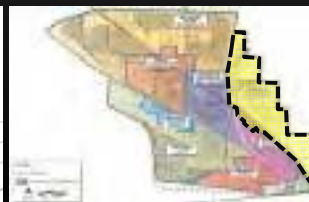
► Building Type and Massing



Single Dwelling



Duplex



Key Map

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Beyer Hills Neighborhood – ALT 1



- ▶ Medium, and High Density Residential
- ▶ Light Industrial

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Medium Density Residential

Previously Low and Low-Medium Density

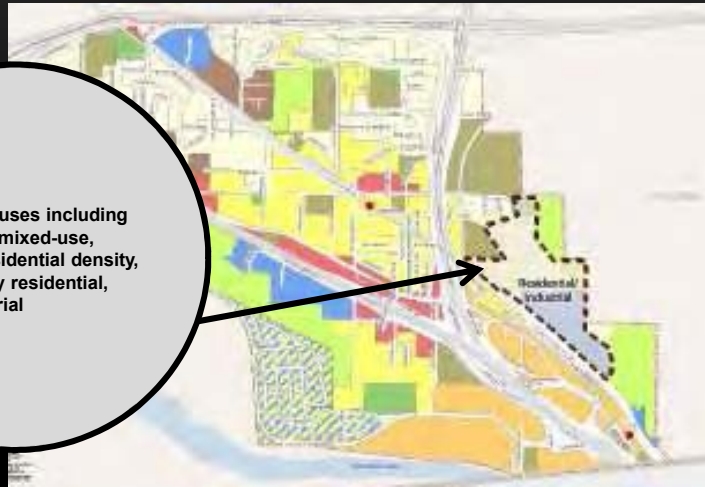


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Beyer Hills Neighborhood

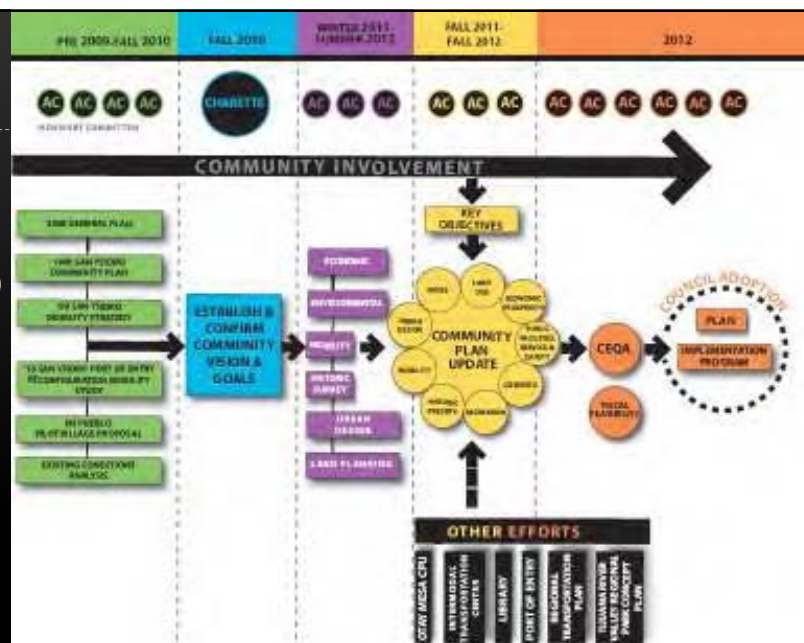
- Mix of land uses including civic, park, mixed-use, medium residential density, high density residential, light industrial



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Process Diagram



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